



Government Order to Vacate: Tenant Relocation Overview

Summary of relocation requirements when a unit must be vacated due to a government-issued health or safety order.

1. When does this apply?

Applies when a government agency orders a unit vacated due to an immediate health or safety risk not caused by the tenant.

2. Relocation assistance – State baseline and local proposal

STATE LAW

- Two (2) months HUD Fair Market Rent
- Utility allowance
- If applicable under the Tenant Protection Act: **1 month rent payment or waiver of final month**

PROPOSED NOVATO ORDINANCE

State-required relocation assistance would continue to apply in addition to the local protections below.

3. During displacement: tenant chooses one option

PROPOSED NOVATO ORDINANCE (DRAFT)

- **Option A – Continue paying rent:** \$250 per day per household for temporary lodging + \$50 per day per occupant for meals (+ pet accommodations, if applicable).
- **Option B – Suspend rent:** Monthly rent differential payment.
- **Option C – Permanently vacate:** Permanent relocation assistance plus reasonable, documented moving costs.

4. If displacement lasts 180 days or more

If a tenant has not elected to permanently vacate and remains displaced for 180 or more consecutive days, permanent relocation assistance would be required in addition to temporary assistance already provided.

5. Right to return

Tenants who do not permanently relocate may return at the prior lawful rent, subject to lawful annual adjustments, once the order is lifted.